

Land west of High Street, Fowlmere (SHLAA site 107)  
Messrs Sheldrick  
May 2017



REPRESENTATION TO  
MATTER SC1 (1.1D AND  
1.4F) – SOUTH  
CAMBRIDGESHIRE  
LOCAL PLAN  
STRATEGY FOR THE  
RURAL AREA

REPRESENTATION BY  
BIDWELLS ON BEHALF  
OF MESSRS  
SHELDRICK (17544)  
REP NO: 59625

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# 1.0 Group Villages

## 1.1 1.1D Question ii: Should the villages be assessed on an individual basis in this regard?

1.2 It is considered appropriate to place villages in a hierarchy in principle, however, it must be recognised that the character of villages change and facilities come and go over time. No two villages are the same and flexibility should be allowed within the policy to reflect this. At present, it is not considered that Policy S/10 contains sufficient flexibility in this regard, we therefore maintain that changes should be considered in accordance with our previous representations (ID 59603, 59617, 59625, 59633 and 59637).

## 1.3 1.4F Question i: Is the plan unsound without the allocation of the following sites for housing development, and if so, why? b. Land west of High Street (SHLAA site 107).

1.4 We maintain the points set out within our previous representations (ID 59600, 59603 and 59617, 59625, 59633 and 59637) that the plan is unsound as failure to consider balanced growth within sustainable Group Villages such as Fowlmere over the Plan period to 2031, will not meet the objectively assessed housing needs or the employment needs of the District and will not therefore represent the most 'positively prepared', 'justified' or 'effective' Plan which is 'inconsistent with National Policy' and with the Plan's own Objectives. Furthermore, tightly constrained policies and development frameworks will directly harm the future sustainability of such villages.

1.5 Following the preparation of the above representations we would advise the Inspector that part of the proposed allocation site (SHLAA site 107) was subject to an application (S/1249/13/FL) and subsequent appeal. The appeal decision published 21 October 2014 allowing development for new offices, research & production facilities with associated parking and landscaping, the development having been completed in accordance with this permission.

1.6 The Appeal Decision (APP/W0530/A/14/2219702), Site Location Plan (12-151) and Site Plan (12-151 GA003) relating to the application are appended for reference and we would raise the following points within the appeal decision that we consider pertinent to the allocation of the site, as a whole, and supportive of the previous representations.

1.7 In paragraphs 15 and 16 the Inspector addresses the location of the appeal site, which forms the northern part of SHLAA site 107. In paragraph 15 the Inspector disagreed with the Council's description of the site as "this very rural setting" not finding this to be so, indicating that "only the south could the location be described as 'rural' and even that has some unused poultry sheds on it". In Paragraph 16 the Inspector describes the location of the appeal site as "although located outside the defined settlement boundary it is not isolated in open countryside or even remote. So, although it sits immediately outside a defined village boundary the harm this would cause would be limited. This carries substantial weight."

1.8 In paragraphs 21, 22 and 25 the Inspector addresses the character and appearance of the site. In paragraph 21 the Inspector "did not find it to be special or to contribute to the character or appearance of the area to any noticeable extent". In paragraph 22, when viewed from land to the west of the village the Inspector stated "The appeal site appeared to me to be effectively screened by this clearly defined row of trees to the west of the road that leads to the Butts Business Centre. I was unable to distinguish the site as a separate element at all". In paragraph

25 the Inspector commented upon the 'Important Countryside Frontage' designation that lies upon the south-eastern boundary of part of SHLAA site 107 and draws a distinction between the nature of the designation south of the access road bordering SHLAA Site 106 to that north of the access road bordering SHLAA Site 107 noting that to the north there is a "road-side wall with planting behind" whereas to the south "I agree that the ICF frontage is un-built and has a countryside character".

- 1.9 In paragraphs 27 the Inspector considers the impacts of the application proposals upon the above described location and its character and appearance. The Inspector concluded "that the proposal would have no harmful impact on the character or appearance of the countryside", that it "is not an isolated site in the countryside; it is an edge-of-village location. In this regard I consider there would be no harm in terms of Policy DP/7 which seeks to protect the countryside nor do I consider that the proposal would conflict with The Framework where a core principle recognises the intrinsic beauty and character of the countryside".
- 1.10 In paragraph 28 the Inspector addresses the concern of Cllr Mrs Roberts and Mr and Mrs Roskilly that permission of the application would inevitably lead to further development. The Inspector states "I have no evidence that a favourable response to the appeal proposal, in the particular circumstances of this case, would pre-judge any consideration of new development here through the proper development plan process. The effect of the appeal proposal would be limited to a new building within a landscaped site abutting existing built development. I also note that their strong preference to leave this site undeveloped is not unanimously shared by others in the village. Some respondents welcomed the expansion of this firm, and new development to the village and on this site".
- 1.11 Whilst the Inspectors comments above are noted, the above paragraphs are considered pertinent as these are supported by the comments raised within our preceding representations to the Plan and its examination and the assessment of the site through the Landscape and Visual Assessment (Bidwells, 26 September 20123) appended to those.
- 1.12 Pressures for employment growth are demonstrated through the appended appeal and that of accompanying housing growth are also considered to exist as indicated in our submissions which identified an unmet need for affordable housing in the Fowlmere area of in excess of 37 dwellings. We do not consider that the Local Plan policies provide the necessary presumption in favour of development as they both directly restrict opportunities from meeting the needs by setting arbitrary development boundaries and size limits and do so in an inflexible manner that cannot adapt to the individual circumstances, which will inversely affect the future sustainability of presently sustainable villages such as Fowlmere.
- 1.13 To help make the Local Plan 'sound' we consider it essential that recognition is given now to the relative sustainability of individual villages by including allocation of remainder of SHLAA site 107 at Fowlmere within Local Plan Policy H/1 for a sustainable housing or mixed use development.

**APPENDIX 1**

**APPEAL DECISION REF:  
APP/W0530/A/14/2219702**

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## Appeal Decision

Hearing held on 1 October 2014

Site visits made on 30 September and 1 October 2014

**by G D Grindey MSc MRTPI Tech.Cert.Arb.**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 21 October 2014**

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**Appeal Ref: APP/W0530/A/14/2219702**

**Land Adjacent to the Butts Business Centre, Fowlmere, Cambridge, SG8 7SL.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr D Johns of Ion Science against the decision of South Cambridgeshire District Council.
  - The application Ref S/1249/13/FL, dated 7 June 2013, was refused by notice dated 3 December 2014.
  - The development proposed is new offices, research & production facilities with associated parking and landscaping.
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### Decision

1. The appeal is allowed and planning permission is granted for new offices, research & production facilities with associated parking and landscaping at Land Adjacent to the Butts Business Centre, Fowlmere, Cambridge, SG8 7SL in accordance with the terms of the application, Ref S/1249/13/FL, dated 7 June 2013 and the plans submitted with it, subject to the conditions in the Schedule at the end of this decision.

### Procedural matter

2. At the hearing an executed S106 Unilateral Undertaking was submitted by the appellants concerning the planting of an additional 2m wide landscaping strip to the south of the site. This land is outside the application site edged red; I deal with this below.

### Main Issues

3. The main parties have agreed that the appeal site is outside of the defined village framework for development<sup>1</sup> but adjoins it on the northern and eastern boundaries.<sup>2</sup> Accordingly, the first main issue, around which the appeal decision turns, is whether the material considerations advanced by the appellants are of sufficient weight to cause me to determine the appeal otherwise than in accordance with the development plan. The second issue is the effect of the scheme on the character and appearance of the area, including the 'important countryside frontage' designation also shown on the Proposals Map.

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<sup>1</sup> As shown on the South Cambridgeshire LDF Adopted Proposals Map 2010

<sup>2</sup> Statement of Common Ground, paragraph 2.8

## Reasons

### *First main issue: material considerations*

4. Adopted Development Control Policy DP/7 from the DPD (2007) is an over-arching policy that restricts development outside village frameworks to certain specified uses and those that need to be located in the countryside. ET/5 states that development for the expansion of firms will be permitted on sites within village frameworks or previously developed land (PDL) next to or very close to village frameworks, subject to various criteria. The policy carefully defines "expansion" as "additions or alterations to an existing building....within the curtilage or immediately adjacent land". This is not quite the circumstances with this application, since the proposal is not on Ion Science's existing site which I saw is a little to the north-east in The Way, off the B1368.
5. Policy ET/4 is permissive of new 'small-scale' employment development within village frameworks, on PDL adjoining framework boundaries of rural centres and minor rural centres. However, 'small-scale' is defined as development to cater for the employment of up to 25 persons so, again, is not precisely applicable to the circumstances of Ion Science who are larger than this and wish to enlarge their work-force further. It would be impossible to draft policies which cover every possible circumstance, as Mr Fillmore accepted at the hearing<sup>3</sup>. Both ET/4 and ET/5 policies are broadly encouraging of new employment floor-space in prescribed circumstances and although the precise circumstances for Ion Science do not 'fit' the policy criteria exactly, the policies obviously are relevant, and must be my starting point.
6. The appeal site was a small part of a large former World War two airfield which had a good many temporary buildings on it, including on the appeal site. The airfield closed in 1946 and the land was sold back to local farmers in 1957.<sup>4</sup> Today the site is overgrown with trees and shrubs and there is little sign of any former structures or hard surfaces; the remains of any structures have blended into the landscape in the process of time. The site does not, therefore, fit the definition of PDL in the glossary to the National Planning Policy Framework (The Framework), for the purposes of development plan policies.
7. It was argued at the hearing that the DPD policies, which pre-date The Framework (2012) are not entirely consistent with it. I examine this next. Government policy, set out in the Framework is to contribute to the achievement of sustainable development, including making it easier for jobs to be created in cities, towns and villages. A core planning principle is to proactively drive and support sustainable economic development to deliver business and industrial units that the country needs. I do not find any great inconsistency with that objective and the Council's broadly permissive policies and can accordingly give them substantial weight.
8. I note that the emerging development plan policy E/13 is permissive of new employment development on the edges of villages where it can be demonstrated that there are no suitable sites or buildings within the settlement and, if a green field site is involved, that there are no PDL sites available. Businesses would also have to demonstrate that they are viable as well as comply with other criteria. While this is capable of being a material

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<sup>3</sup> In relation to 'other uses', for example, including a rifle range

<sup>4</sup> RPS historic Environment Assessment, May 2013, paragraph 3.4.40

consideration and certainly indicates a direction of travel which accords with government policy as set out in The Framework, draft policies may not be in their final form and this limits the weight I can give today.

9. The appellant company has been looking for another site on which to expand for 3½ years. They are a successful business, they wish to expand and employ more people. They have certain 'key' employees and I accept that it is disruptive to any business if a number of highly skilled personnel are lost.
10. I questioned whether there was a tension in Ion Science's argument - that their present employees would easily get another job elsewhere if their journey to work time increased and why, therefore, Ion Science could not equally quickly hire new staff. In answer to my questions at the hearing it was explained that, while this is an area of high-employment and staff could, therefore, move to another job relatively easily, many of the key staff at Ion Science have been 'home-grown' and have been with them for many years. They know the business well and, since it is a highly specialised one, a new, replacement employee would take a while to become as useful to the Company as a present employee.
11. The Company has, therefore sought a new site within a short distance of their present accommodation to avoid too much disruption to the staff, particularly key employees; who represent probably about half the present workforce. 5 employees live in Fowlmere, and a further 14 are within 8km or so (5 miles)<sup>5</sup>. This search area issue is one of the main differences between the parties. The Council argues that 'a wider search radius should be used'<sup>6</sup> of around 32 – 40km (20 – 25 miles). At the hearing, Mrs Roskilly argued that Royston was not within 8km (5 miles) or so of their present location but I take the view that this sort of search radius cannot be a precise and exact science. The search areas have been drawn as regular circles which do not reflect the travel 'on the ground'. But, equally, some of the Council's suggested alternative sites were at least questionable in terms of travel times too. I was caught myself, on the day before the hearing, in congestion around Cambridge, and this reinforces my view that all these search areas/travel times can be indicators only, and not decisive.
12. The argument that a critical number of key employees might leave Ion Science seems to me a somewhat nebulous factor to give substantial weight to in a planning decision in any event. None of us have sufficient information to know with any certainty what employees might do, even if they, in turn, knew where Ion Science might move to. Ultimately it would be the personal choice of each employee and his/her household, with many unpredictable and unknowable variables influencing that choice. Good schools nearby and ages of children; caring for elderly nearby relatives or other commitments; house prices; availability of another house to move to; fondness for their present home and location; ease of being offered an alternative job somewhere else; loyalties; willingness to commute further and many more factors would influence decisions to go or stay that we cannot predict. All that can be said with certainty is that, all other elements being equal, people are likely to prefer a shorter commute to work than a longer one. I can assume that the present journey-to-work suits the existing work force and a different one may not, so that carries some weight.

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<sup>5</sup> Juniper report, April 2014, page 4

<sup>6</sup> Council's appeal statement paragraph 5.9

13. Cllr Mrs Roberts suggested alternative sites for Ion Science – the Frederick Smart Seeds site and Welding Alloys should be examined in her view. Having looked at these, neither appeared to me to be likely to be within a village development boundary which was one of Cllr Mrs Robert’s main arguments against development of the appeal site. They do not, therefore, offer any advantage over the appeal site in that respect. Ion Science had, in fact considered both sites in any event and discounted both as either too large or not available within their time-frame.
14. Overall, and having considered all the evidence of the various sites that the Company have examined<sup>7</sup>, I accept that they have demonstrated that there are no more suitable sites available at the present time. This carries substantial weight in the balancing exercise.
15. The Council’s statement describes the location as “this very rural setting”<sup>8</sup>. I did not find this to be so. It is bounded by the Butts Farm Business Centre to the north, a busy and populated site, congested with vehicles, buildings and external storage. To the east lies the main body of the settlement and to the west the concrete road to the Business Centre. Only to the south could the location be described as ‘rural’ and even that has some unused poultry sheds on it.
16. The development plan<sup>9</sup> reflects the intentions of Government to concentrate development in sustainable locations with a range of services and community facilities and I bear in mind that Fowlmere is selected as a ‘Group Village’ in the emerging Local Plan with “at least a primary school” and “some of the basic day-to-day requirements” of their residents<sup>10</sup>. The relocation of an existing firm to a new site abutting the village would not change travel patterns and sustainability matters to any great extent and would not prejudice the aim of concentrating development at selected villages. Although located outside the defined settlement boundary it is not isolated in open countryside nor even remote. So, although it sits immediately outside a defined village boundary the harm this would cause would be limited. This carries substantial weight.
17. A further element is that the Company appears committed to the construction of an energy efficient building and to encourage travel modes other than the private car, as set out in the Energy Report, the Sustainability Statement and the Transport Assessment attached to the application. However these sorts of elements could be achieved at any new-build site so can carry only moderate weight in the balance.
18. Pulling these threads together I find that there are material considerations of substantial weight in favour of Ion Science relocating to this site. However that is not the end of the matter as I must now go on to consider whether there would be any harm in terms of character and appearance.

#### *Character and appearance*

19. I have stated earlier that I do not agree with the Council’s description of the locality of the site as “very rural” (my paragraph 15 above). Close by, anyone walking along the northern boundary would have the busy Butts Business

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<sup>7</sup> Sequential Test Assessment of May 2013 and Juniper Update of April 2014

<sup>8</sup> Council’s appeal statement, Paragraph 5.14

<sup>9</sup> At paragraph 2.26 of the DCP DPD July 2007

<sup>10</sup> Emerging Local Plan paragraph 2.57-2.58

Centre to one side and a rather ugly and partially dead conifer hedge (western part) and concrete wall (eastern part) bordering the actual appeal site on their other side, with more pleasing views of the trees on the site over the hedge/wall.

20. In close views from the path along the north of the appeal site, the building would be sunk into the ground to reduce its scale and would be set within a landscaped setting. The proposed building and the parking would be located to the middle and west end of the site and would group, visually, with buildings and the existing parking at the Butts Business Centre. The building proposed would be an attractive one (far more so than the adjacent Butts Centre) so although, overall, there would be a change, it would not be a harmful one in my view.
21. I agree that any existing structures on site are not apparent and that the site is 'undeveloped' as the Council say, but I did not find it to be special or to contribute to the character and appearance of the area to any noticeable extent. I have carefully considered the views southwards from the village recreation ground as this is an important, well used village facility. The areas of existing trees and saplings at the eastern end of the site that can be seen from there are shown to be retained in the appeal proposal.
22. It was suggested that I viewed the site from the elevated American Air Force memorial generally to the south-west. While not on a public footpath, the route is clearly well used and I was told that the land owner permits access. Viewed from here, I saw the tree belt running north-south along the western edge of Fowlmere. There is a noticeable kink in it, a projection of trees to the south-west and into the open field, which is just by the entrance to the Butts Business Centre and hence the appeal site. This makes it easy to visualise accurately where the appeal building would lie. The appeal site appeared to me to be effectively screened by this clearly defined row of trees to the west of the road that leads to the Butts Business Centre. I was unable to distinguish the site as a separate element at all.
23. I accept that the intervening trees are deciduous and views will be different in the winter months. But, even so, the bare trees would remain and any views of the building are likely to be glimpses not stark, open, views. Even then, the building would not be an isolated one in an open field but closely grouped with the adjoining Butts Business Centre buildings.
24. Another view the Council, the Parish Council and others referred to is from London Road/High Street the B1368. The proposals map from the adopted development plan indicates an "important countryside frontage" (ICF) on the west side of the road. Policy CH/7 states these are where "land with a strong countryside character penetrates or sweeps into the built up area providing a significant connection between the street-scene and the surrounding rural area".
25. I examined this carefully but have a number of observations. The appeal site is not on or near the designated *frontage* at all, it is some distance to the north and tucked behind/alongside existing built frontage development when viewed from the road. The B1368 north of the road to the Butts Business Centre has a road-side wall with planting behind. Any distant views of the appeal site are screened by this roadside planting and additionally that along the north boundary of the road to the Butts Business Centre. South of that turning I

agree that the ICF *frontage* is un-built and has a countryside character. However from both these viewpoints (north and south of the road to the Butts Business Centre) it is difficult to see what, if any, contribution to the ICF the appeal site makes, of itself. I find that a building on the appeal site would not result in any great change to the ICF or to any impression of the countryside sweeping into the built up area along this frontage. There would be little or no effect on the ICF.

26. Although landscaping can be the subject of a condition attached to any planning permission, the S106 Undertaking put in at the hearing is concerned with a further 2m wide strip on the south side of the site and thus on the appeal site boundary nearest to the ICF. The strip is outside the appeal site edged red but the S106 commits the strip to be planted with an agreed scheme in the first planting season after any development begins and to be maintained thereafter. This should further screen and/or soften any long-distance views of the proposed building in views from the south-east.
27. On this second main issue, I conclude that the proposal would have no harmful impact on the character or appearance of the countryside, including any views from the ICF. This is not an isolated site in the countryside; it is an edge-of-village location. In this regard I consider there would be no harm in terms of policy DP/7 which seeks to protect the countryside nor do I consider that the proposal would conflict with The Framework where a core principle recognises the intrinsic beauty and character of the countryside. The objectives of the Council's policies would be met. Overall, in terms of the proposal, I consider I should allow the appeal.
28. Cllr Mrs Roberts and Mr and Mrs Roskilly in particular argued that a permission for this site would inevitably lead to further development. They are aware that the land owner has sought previously to develop the immediate locality and still has ambitions. I have no evidence that a favourable response to the appeal proposal, in the particular circumstances of this case, would pre-judge any consideration of new development here through the proper development plan process. The effect of the appeal proposal would be limited to a new building within a landscaped site abutting existing built development. I also note that their strong preference to leave this site undeveloped is not unanimously shared by others in the village. Some respondents welcomed the expansion of this firm, and new development to the village and on this site.<sup>11</sup>
29. At the hearing we discussed conditions that I might attach to any permission I might grant. Helpfully a suggested list had been discussed and agreed between the parties. All are necessary for the reasons stated. In addition, I have required the sustainability measures offered by the appellants to be followed through into detailed measures to be approved by the Council. Light spill was a matter raised by the Parish Council and I have also included a condition regarding this.
30. I have considered all other matters raised but find nothing that changes my decision on this appeal.

Gyllian D Grindey

Inspector

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<sup>11</sup> See, for example, letters of support in appendices to Planning Statement dated May 2013

**Schedule of conditions attached to planning permission ref no:  
APP/W0530/A/14/2219702**

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 'Site Location Plan', 'Proposed Site plan' Drawing number '12-151 GA003', 'Proposed Elevations 01' Drawing number '12-151 GA050', 'Proposed Elevations 02' Drawing number '12-151 GA051', 'Proposed GF plan' Drawing number '12-151 GA004', 'Proposed FF Plan' Drawing number '12-151 GA005', 'Proposed Roof Plan' Drawing number '12-151 GA006' and 'Proposed Sections 02' Drawing number '12-151 GA021', .

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

3) No development shall take place until full details of both hard (including boundary treatment) and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. The development shall be implemented in full accordance with the approved details. If within a period of ten years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

4) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

5) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

6) Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

7) No development approved by this permission shall be commenced until:

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority. (Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

8) No development shall begin until a scheme for the provision of barn owl boxes has been submitted to and approved in writing by the Local Planning Authority; the development shall not be occupied until the boxes have been provided in accordance with the approved scheme.

(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

9) Prior to the first occupation of the development hereby permitted details of a scheme for public art including implementation plans shall have been submitted to and approved in writing by the Local Planning Authority; the development shall be implemented in accordance with the approved scheme.

(Reason - To achieve enhancement on the site in accordance with adopted Policy SF/6 of the adopted Local Development Framework 2007.)

10) No development shall take place on the application site until a written scheme for archaeological investigation at the site has been submitted to and approved in writing by the Local Planning Authority. Any archaeological investigation at the site

required by the written scheme shall be carried out in accordance with the written scheme prior to the commencement of development.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

11) No development shall take place until full details of existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved details.

(Reason - To ensure the development is satisfactorily assimilated into the area and in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

12) No development shall take place until details of the renewable technologies to be installed/employed in accordance with the Conclusions/Recommendations of the submitted "Energy Report" by RPS dated May 2013 and the "Sustainability Statement" by RPS dated June 2013, together with any associated calculations and maintenance programmes, shall be submitted to and approved in writing by the Local Planning Authority. The proposed onsite renewable energy technologies shall be fully installed and operational prior to the occupation of the approved building. The renewable energy technologies shall be retained and remain fully operational in accordance with the approved maintenance programme.

(Reason - in accordance with the proposals from the applicant and to meet the requirements of policy DP1 of the adopted LDF 2007)

13) No development shall take place until full details of the measures referred to in the "Framework Travel Plan" included in the Transport Assessment by EAS dated April 2013, together with any associated maintenance programmes, shall be submitted to and approved in writing by the Local Planning Authority. The proposed measures shall be fully installed and operational prior to the occupation of the approved building. The measures shall be retained and remain fully operational in accordance with the approved maintenance programme.

(Reason - in accordance with the proposals from the applicant and to meet the requirements of policy DP1 of the adopted LDF 2007)

14) No development shall take place until full details of measures to reduce and/or eliminate light-spill (internal and external light sources) have been submitted to and approved in writing by the Local Planning Authority. The proposed measures shall be fully installed and operational prior to the occupation of the approved building. The measures shall be retained and remain fully operational in accordance with the approved maintenance programme.

(Reason -to meet the requirements of policy NE/14 of the adopted LDF 2007)

15) The use of the development hereby permitted shall be limited to research and development (B1(b)) and light industrial (B1(c)) uses as defined in the Town and Country Planning (Use Classes) Order 1987, as amended, unless otherwise agreed in writing by the local planning authority.

## **APPEARANCES**

### FOR THE APPELLANT:

Mr G Kaddish BSc(Hons) DipTP MRTPI	Bidwells Senior Planning Associate
Ms K Brown	Bidwells, Senior Planner
Mr D Johns	Appellant, Ion Science
Mr G Johns	Architect
Mr L Broom-Lynne CMLI MRTPI	Broom Lynne Planning Design Landscape Architect
Mr J Green	Jupiter Commercial Agent
Mr F Dean	Ion Science

### FOR THE LOCAL PLANNING AUTHORITY:

Mr A Fillmore	Planning Officer, South Cambridge District Council (SCDC)
Cllr Ms D Roberts	For SCDC (and Fowlmere Parish Council)

### INTERESTED PERSONS:

Cllr Mr L Wragg	For Fowlmere Parish Council
Ms S and Mr P Roskilly	Local residents

## **DOCUMENTS**

Document 1: executed S106 Undertaking, handed in at the hearing

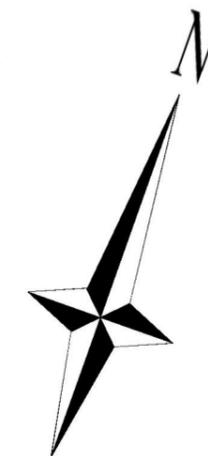
Document 2: Conditions discussed at the hearing

## **PLANS**

The application plans Nos:12-151; 12-151GA003, 004, 005, 006, 020, 021, 050, 051, 060, Landscaping MMx77/3, 4 and 5; External Works 2101\_SK100; combine utilities plan SK03(EAS)

**APPENDIX 2**  
**SITE LOCATION PLAN (12-151)**

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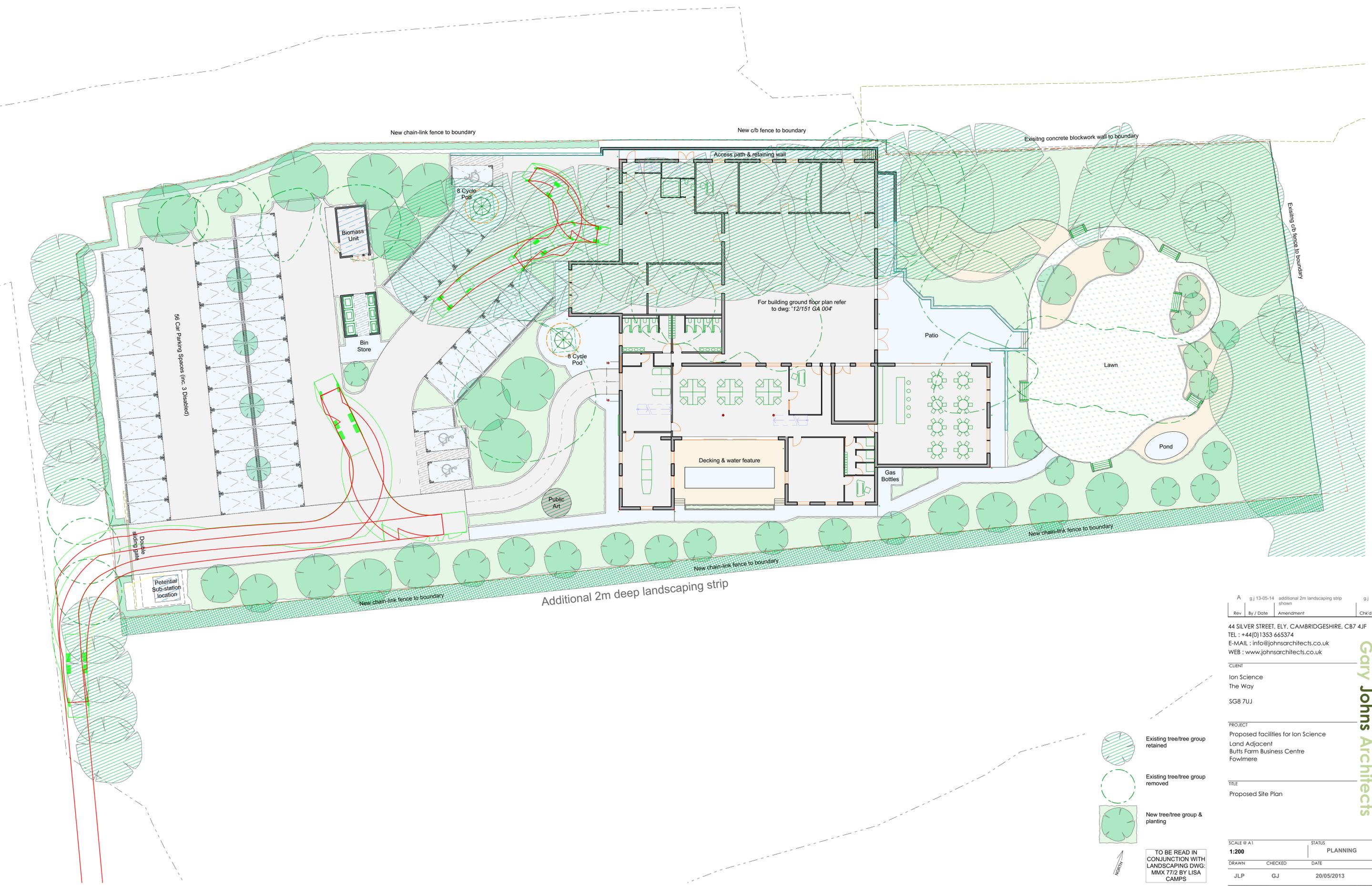
12-151 Proposed offices, research and production facilities, Ion Science  
 The Poultry Meadow, Manor Farm, Fowlmere  
 Site Location plan  
 Scale 1:1250 @ A3

## APPENDIX 3

# SITE PLAN (12-151 GA003 REV A)

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NOTES  
 DO NOT SCALE THIS DRAWING  
 THIS DRAWING IS COPYRIGHT GARY JOHNS ARCHITECTS  
 ALL DIMENSIONS TO BE CONFIRMED ON SITE  
 ANY INCONSISTENCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY



Rev	By / Date	Amendment	Chkd
A	g.j 13-05-14	additional 2m landscaping strip shown	g.j

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CLIENT  
 Ion Science  
 The Way  
 SG8 7UJ

PROJECT  
 Proposed facilities for Ion Science  
 Land Adjacent  
 Butts Farm Business Centre  
 Fowlmere

TITLE  
 Proposed Site Plan

SCALE @ A1	STATUS	
1:200	PLANNING	
DRAWN	CHECKED	DATE
JLP	GJ	20/05/2013
DRAWING NUMBER	REVISION	
12-151	GA 003	

**A**

Gary Johns Architects

TO BE READ IN CONJUNCTION WITH LANDSCAPING DWG: MMX 77/2 BY LISA CAMPS

-  Existing tree/tree group retained
-  Existing tree/tree group removed
-  New tree/tree group & planting